



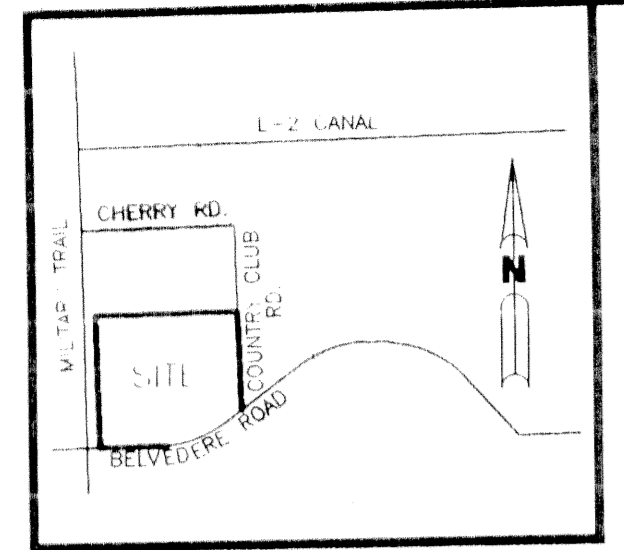
162

BMC PLAT

A MULTIPLE USE PLANNED DEVELOPMENT

LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND BEING A REPLAT OF A PORTION OF CENTRAL BANK SUBDIVISION, AS RECORDED IN PLAT BOOK 32, PAGE 145 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3 OCTOBER, 1999



LOCATION MAP
SEC. 25, TWP. 43S, RGE. 42E

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for records on 11/24/99
on 15 day of December 1999
at 2:00 p.m. No. 84
Book 162-164
J. Wilbur F. Divine, Notary Public
Christina J. Simmons

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SCHOOLEY CADILLAC INC., A FLORIDA CORPORATION, STEVEN L. CRAIG, TRUSTEE UNDER THE PROVISIONS OF TRUST AGREEMENTS DATED DECEMBER 23, 1986, GENE R. BARBATO, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED NOVEMBER 10, 1987, SPEARS CORP., A FLORIDA CORPORATION, F/K/A/BARNWELL-SPEARS ENTERPRISES, INC., A FLORIDA CORPORATION, BELVEDERE MILITARY CORPORATION, A FLORIDA CORPORATION, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND BEING A REPLAT OF A PORTION OF CENTRAL BANK SUBDIVISION, AS RECORDED IN PLAT BOOK 32, PAGE 145, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BMC PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE SOUTH 88°07'58" EAST, ALONG THE SOUTH LINE OF SAIDSOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 101.30 FEET; THENCE NORTH 01°42'02" EAST, A DISTANCE OF 67.50 FEET TO THE NORTH RIGHT OF WAY LINE OF BELVEDERE ROAD AS CONVEYED IN OFFICIAL RECORDS BOOK 11390, PAGE 1364, OFFICIAL RECORDS BOOK 11390, PAGE 1371, OFFICIAL RECORDS BOOK 11390, PAGE 1378, AND OFFICIAL RECORDS BOOK 11390, PAGE 1385, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE THROUGH THE FOLLOWING THREE COURSES, SOUTH 88°07'58" EAST, A DISTANCE OF 423.52 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°02'38", A DISTANCE OF 75°28'23" EAST, A DISTANCE OF 51.67 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 901.93 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 03°21'11" WEST; THENCE NORTHEASTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BELVEDERE ROAD AS SHOWN ON ROAD PLAT BOOK 4, PAGE 206 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°33'49", A DISTANCE OF 654.28 FEET, TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 45°05'00" EAST, A DISTANCE OF 234.23 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF COUNTRY CLUB ROAD AS LAID OUT AND IN USE, THENCE NORTH 01°53'18" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 344.51 FEET; THENCE CONTINUE NORTH 02°30'37" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 161.77 FEET TO THE SOUTH LINE OF THE NORTH ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE NORTH 88°15'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,104.21 FEET; THENCE SOUTH 01°45'32" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 88°15'17" WEST, A DISTANCE OF 78.00 FEET; THENCE SOUTH 01°45'32" WEST, A DISTANCE OF 103.59 FEET; THENCE NORTH 88°13'59" WEST, A DISTANCE OF 90.00 FEET TO THE EAST RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD NO. 809) AS CONVEYED IN OFFICIAL RECORDS BOOK 1101B, PAGE 1370, AND OFFICIAL RECORDS BOOK 11390, PAGE 1364; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE THROUGH THE REMAINING COURSES, SOUTH 01°45'32" WEST, A DISTANCE OF 168.51 FEET; THENCE NORTH 88°12'47" WEST, A DISTANCE OF 0.72 FEET; THENCE SOUTH 00°29'09" WEST, A DISTANCE OF 99.88 FEET; THENCE SOUTH 01°45'32" WEST, A DISTANCE OF 100.22 FEET; THENCE SOUTH 88°07'58" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°45'32" WEST, A DISTANCE OF 378.57 FEET; THENCE SOUTH 43°11'13" EAST, A DISTANCE OF 39.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.786 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR OWNERS OF THE LANDS SHOWN HEREON FOR FUTURE COMMERCIAL DEVELOPMENT PURPOSES. SAID TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, SCHOOLEY CADILLAC INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARDS OF DIRECTORS, THIS 5 DAY OF November, 1999.

SCHOOLEY CADILLAC INC.
A FLORIDA CORPORATION
WITNESS: Chuck Schooley CHUCK SCHOOLEY
WITNESS: Shannon R. Hart ITS: PRESIDENT

IN WITNESS WHEREOF, I STEVEN L. CRAIG, AS TRUSTEE, DO HERELUNTO SET MY HAND AND SEAL THIS 4th DAY OF November, 1999.

STEVEN L. CRAIG, TRUSTEE
WITNESS: Cherry J. Charanda
WITNESS: Steven L. Craig STEVEN L. CRAIG

IN WITNESS WHEREOF, I GENE R. BARBATO, AS TRUSTEE, DO HERELUNTO SET MY HAND AND SEAL THIS 4th DAY OF November, 1999.

GENE R. BARBATO, TRUSTEE
WITNESS: Cherry J. Charanda
WITNESS: Gene R. Barbato GENE R. BARBATO

IN WITNESS WHEREOF, SPEARS CORP., A FLORIDA CORPORATION, F/K/A/BARNWELL-SPEARS ENTERPRISES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5 DAY OF November, 1999.

SPEARS CORP., A FLORIDA CORPORATION, F/K/A/BARNWELL-SPEARS ENTERPRISES, INC., A FLORIDA CORPORATION,
WITNESS: Gary Spears
WITNESS: Gary Spears ITS: PRESIDENT

IN WITNESS WHEREOF, BELVEDERE MILITARY CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF November, 1999.

BELVEDERE MILITARY CORPORATION, A FLORIDA CORPORATION
WITNESS: Cherry J. Charanda
WITNESS: Steven L. Craig STEVEN L. CRAIG
WITNESS: Steven L. Craig ITS: PRESIDENT

IN WITNESS WHEREOF, THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ITS SEAL AFFIXED HERETO, THIS 4th DAY OF November, 1999.

R99 2242D
BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
ATTEST: DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT, Board of County Commissioners
By: Deborah Dieter DEPUTY CLERK
By: Warren Newell MAUDE FORD LEE, CHAIR, Vice-Chair Warren Newell

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CHUCK SCHOOLEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SCHOOLEY CADILLAC, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF November, 1999.

March 21, 2003
MY COMMISSION EXPIRES:
Notary Public - State of Florida
Shannon R. Hart

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED STEVEN L. CRAIG WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE UNDER THE PROVISIONS OF TRUST AGREEMENTS DATED DECEMBER 23, 1986 AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF November, 1999.

May 5, 2003
MY COMMISSION EXPIRES:
Notary Public - State of Florida
Christa J. Simmons

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GENE R. BARBATO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED NOVEMBER 10, 1987 AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF November, 1999.

May 5, 2003
MY COMMISSION EXPIRES:
Notary Public - State of Florida
Christa J. Simmons

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GARY SPEARS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SPEARS CORP., A FLORIDA CORPORATION, F/K/A/BARNWELL-SPEARS ENTERPRISES, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF November, 1999.

October 12, 2003
MY COMMISSION EXPIRES:
Notary Public - State of Florida
Heather Smith

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED STEVEN L. CRAIG WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BELVEDERE MILITARY CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF November, 1999.

May 5, 2003
MY COMMISSION EXPIRES:
Notary Public - State of Florida
Christa J. Simmons

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), FLORIDA STATUTES, THIS 15 DAY OF Dec 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

By: George T. Webb GEORGE T. WEBB, P.E. COUNTY ENGINEER

SITE PLAN DATA

ZONING PETITION NO 92-23A
TOTAL AREA 24.786 ACRES

BMC Plat
Case 103
RECORD MAP 155B
ZONING RUL
NO. 93-23
ZIP CODE 33417
MUNICIPALITY BUC

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA 33409
LB6674

